

# CERTIFICATE OF PUBLICATION

From THE NEWS-POST Frederick, Md.

4647 E

## TRUSTEE'S SALE

Trustee's Sale of valuable fee simple property improved by premises known as 516 RIGGS COURT, FREDERICK, MARYLAND. By virtue of the power and authority contained in a Deed of Trust from DONALD RAY McGRADY AND PAMELA SUE McGRADY, dated SEPTEMBER 29, 1983, and recorded in Deed Book 1214 PAGE 916 among the land records of the COUNTY OF FREDERICK, Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the front of the Courthouse for the COUNTY OF FREDERICK, 100 W. PATRICK STREET, FREDERICK, MARYLAND, on WEDNESDAY, AUGUST 24, 1988 AT 11:00 A.M., all that property described in said Deed of Trust as follows:

LOT NUMBERED SEVENTY-SEVEN (77) IN THE SUBDIVISION KNOWN AS "PLAT 3, SECTION 8, HILLCREST ORCHARDS" AS PER PLAT RECORDED IN PLAT BOOK 24 AT PLAT NO. 190 AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND.

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of \$4,000.00 cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 13.25% per annum from the date of sale to the date of payment will be paid with TEN DAYS after the final ratification of the sale. Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property will be resold at risk and costs of the defaulting purchaser. Trustee's File No. 88-0645.

**JOHN S. BURSON,  
TRACI LYNN BARRETT,  
Substitute Trustees**

SHAPIRO & BURSON, Three Skyline Place, 5201  
Leesburg Pike, Suite 201, Falls Church, VA 22041.  
(703) 824-9005

Frederick, Md.

8/26, 1988

This is to certify that the annexed

notice

FILED

was published in

public

News/Post

A newspaper published in Frederick County on the following

dates:

August 5, 12 + 19, 1988

THE NEWS-POST

BY

Per

Cindy Davis

# CERTIFICATE OF PUBLICATION

From THE NEWS-POST Frederick, Md.

## ORDER OF NISI ON SALES

John S. Burson

Traci Lynn Barrett  
Trustees

vs.

Donald Ray McGrady  
Pamela Sue McGrady

No. 4647E Civil

In the Circuit Court for Frederick  
County sitting in Equity.

February Term, 1988

In the Matter of Report of Sales filed  
the 31st day of August 1988.Ordered, that on the 30th day of  
September 1988, the Court will proceed  
to act upon the Report of Sales of Real  
Estate, reported to said Court by John S.Burson and Traci Lynn Barrett Trustees  
in the above cause, and filed therein as  
aforesaid to finally ratify and confirm  
the same, unless cause to the contrary  
thereof be shown before said day; pro-  
vided a copy of this notice be inserted in  
some newspaper published in Frederick  
County for three successive weeks prior  
to said day.The report states the amount of sales  
to be \$64,030.00

Dated this 31st day of August 1988

Charles C. Keller  
Clerk of the Circuit Court  
for Frederick County

Frederick, Md.

9/22, 1988

This is to certify that the annexed

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BY

Per

Cindy Davis